

**GROTON PLANNING BOARD
MARCH 18, 2004
MINUTES**

Vice Chairman Degen called the meeting to order at 7:30 PM in the Town Hall

Members present: Degen, Clements, Eliot, and Perkins

Members absent: Barringer, Lewis and Wilson

PUBLIC HEARING (con't) – ROCKY HILL SPECIAL PERMIT & DEFINITIVE PLAN

The Board voted unanimously to continue the public hearing for the Rocky Hill special permit and definitive plan to April 15, 2004 at 7:30 PM as requested by the applicant.

MILL RUN PLAZA UPDATE

The Planning Board met with abutters to the Mill Run Plaza development to discuss neighborhood concerns. Attorney Robert Collins had scheduled the item on the agenda to discuss engineering details. However, Mr. Collins called this afternoon to say he could not be present at the meeting.

Member Perkins stated that she did not want to make any decisions unless the applicant or his representative was present. Member Eliot agreed and said she prefers to wait and discuss the matter at a later date.

Planning Administrator Michelle Collette said the Board received a letter dated March 4, 2004 from Attorney Collins regarding a number of outstanding engineering issues. Abutters called the Planning Board office several times during the week to express their concerns about on-going site clearing and other construction related issues. The abutters were told the Board would be discussing the project at the March 18, 2004 meeting.

Vice Chairman Degen said he discussed some minor landscaping changes with Mr. Collins. Member Perkins said such changes should be discussed with the Board at a meeting rather than outside the meeting.

Member Eliot expressed concern that work is taking place beyond the footprint shown on the plan. She said the stockpile of loam close to the intersection of Main Street and Mill Street is not within the area of the commercial development. However, she said she wanted to wait and discuss the matter when the applicant is present.

Abutter Carrie Kneeland said she also prefers to wait until the applicant is present. Abutters Ron and Lillian Alcott agreed.

Abutter Mary Durham said she would like the Board to hear her concerns about clear cutting trees and site excavation at this time. She asked why it has been so difficult for the Board to get a final set of plans from the applicant.

Planning Administrator Michelle Collette said the Board approved the site plan on February 13, 2003 with a number of conditions including compliance with the outstanding items in the report from Judith Nitsch Engineering, Inc. (JNEI).

These changes must be shown on the plan prior to endorsement. The applicant applied for a building permit on March 11, 2004. The site plan must be endorsed before the building permit is issued.

Carrie Kneeland expressed concern that the 2.5 ft shrubs will not block headlight glare. Vice Chairman Degen said he agrees that the height of the plant material should be changed.

Mr. Alcott said everyone in the neighborhood was surprised when all the trees were cut down. The stockpile of loam on the site is quite large and may be a safety hazard.

Mrs. Burchetti asked about lighting. Vice Chairman Degen said the applicant submitted a photometric diagram to the Planning Board showing the lighting impact.

The motion was made by Eliot to send a memorandum to the Building Inspector informing him that the Planning

Board will not endorse the site plan until all outstanding engineering issues have been resolved and to request that no building permits be issued until the Board endorses the site plan. *The motion was seconded and passed unanimously.*

BOSTON ROAD MARKET PLAN

The motion was made by Perkins to endorse the “Site Plan for Boston Road Marketplace, Boston Road, Groton, Massachusetts,” (Sheets 1 – 6), prepared by Stamski & McNary, dated July 23, 2002, withrevisions through March 12, 2004. *The motion was seconded and passed unanimously.*

Meeting adjourned at 8:15 PM

Respectfully submitted,

Michelle Collette
Planning Administrator